



RIVER AVENUE, N13
OFFERS OVER £425,000 LEASEHOLD

**A STYLISH AND BEAUTIFULLY PRESENTED TWO-BEDROOM
SPLIT-LEVEL FLAT WITH A STUNNING LOFT CONVERSION
IN A CONVENIENT LOCATION.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk



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DESCRIPTION:

A beautifully presented and spacious split-level first-floor flat, situated in a sought-after location equidistant from both Palmers Green and Winchmore Hill overground stations to Moorgate. The property also benefits from excellent shopping amenities along Green Lanes and Winchmore Hill Green, including a Sainsbury's superstore. Boasting an impressive total floor area of 1,055 Sq. ft., the flat offers light-filled and airy accommodation with ample built-in storage. The first floor features a well-proportioned and inviting reception room with a characterful fireplace, and a contemporary kitchen with a convenient breakfast bar. There is a double bedroom with a built-in wardrobe, plus a modern bathroom. The loft has been skilfully converted into an impressive 20'10" x 18'11" principal bedroom, complete with eaves storage and a luxurious en-suite. We highly recommend a viewing to fully appreciate the light and space this fantastic flat has to offer.

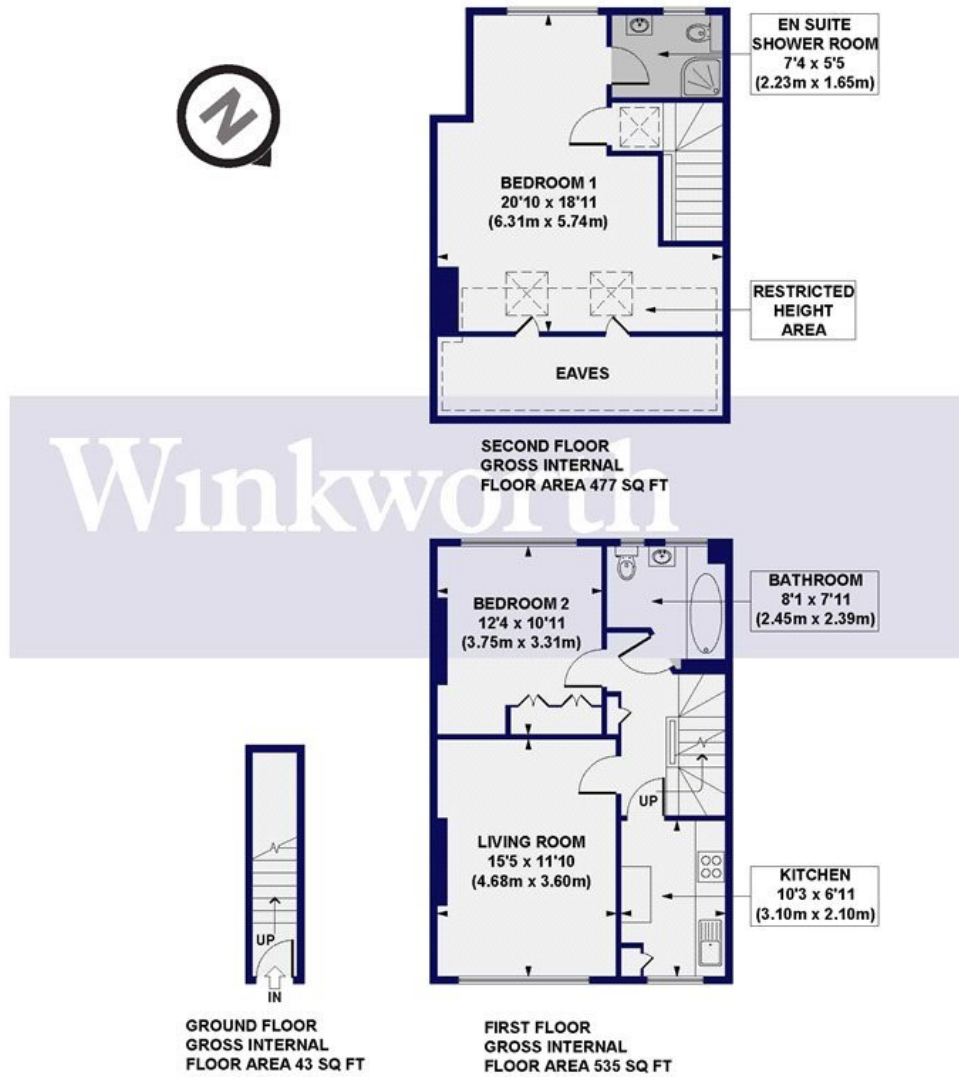
FEATURES:

- Split-Level Flat in a Convenient Location
- Beautifully Presented Throughout
- Just under a Mile to Palmers Green and Winchmore Hill Overground Stations (to Moorgate)
- Green C-Rated EPC
- Generously Sized Reception Room
- Contemporary-Style Fitted Kitchen
- Modern Bathroom, plus a Luxury En-suite
- Two-Double Bedrooms
- Ample Built-in Storage
- Double Glazed Windows
- Gas Central Heating



River Avenue, N13

Approx. Gross Internal Floor Area 1055 sq. ft / 98.04 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 898 sq. ft / 83.39 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 114 year and 7 months

Service Charge: N/A

Ground Rent: £150 Annually

Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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